

EAST TO WEST DEVELOPMENT & STUART & SHELBY DEVELOPMENT

City of Fort Lauderdale Redevelopment Agency



Request for Proposal No. 12385-105

**Northwest Progresso Flagler Heights
Community Redevelopment Area**

Proposal Date: Monday, November 16th, 2020

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Executive Summary

This Proposal is submitted by the Development Team of East to West Development Corporation and Stuart & Shelby Development, Inc. We have carefully reviewed the information contained within the RFP document and are confident that our team is well suited to successfully complete the development of new, single-family, in-fill housing in the Northwest Progresso Flagler Heights Redevelopment Area (NPF CRA).

About the team

East to West Development Corporation (ETWDC) is a registered 501 © (3) entity whose mission is to provide affordable (and workforce) housing in the most challenging markets. The leadership of our organization possesses nearly 150 years of combined experience in the areas of affordable housing, community and economic development, planning, residential construction, and banking. Additionally, our experience as local government practitioners should lend assurance to our ability to understand the project scope and execute the required tasks effectively.

Our team's qualifications for this project are further leveraged by its collaboration with Stuart & Shelby Development, Inc., a licensed General Contractor. Stuart & Shelby has been providing the highest quality residential construction since 2006 and is a leader in the development of affordable and workforce housing. Like ETWDC, Stuart & Shelby Development's team of professionals has over 100 years of industry experience. The principals of ETWDC and Stuart & Shelby have worked successfully in the past to develop workforce housing in another South Florida redevelopment area.

Project approach and responsiveness

Our team will leverage the experience of its leadership (which includes former Redevelopment Executives) in its approach to this project. Understanding that the mission of any CRA is the elimination of slum and blight, while advancing economic opportunity within the Redevelopment Area, we propose to develop residential units that will enhance the existing residential community's aesthetic appearance (and economic value). Additionally, by strategically marketing and ultimately selling the newly developed units to the CRA's preferred buyer groups, the economic composition of the NPF CRA is improved and the mission of the Agency advanced.

Key elements of proposal

As the CRA's evaluation committee reviews proposals received in response to this RFP, it will undoubtedly conclude that our team's submission will stand out for the following reasons:

- ✓ Experienced and knowledgeable Development Team
- ✓ Team capacity and ability to complete the project scope
- ✓ Quality product
- ✓ Funding commitment

Company Information

East to West Development Corp.:

Non-Profit – 501 (c) 3 Affordable Housing Developer
700 US One, Suite C
North Palm Beach, FL 33408

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: NOV 09 2018

EAST TO WEST DEVELOPMENT
CORPORATION
24979 CONSTITUTION AVE STE 711
STEVENSON RANCH, CA 91381

Employer Identification Number:
83-1236408
DLN:
17053263307028
Contact Person:
SIRIJUN MAYI ID# 31449
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
July 27, 2018
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

2 Business name/disregarded entity name, if different from above
East to West Development Corporation

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C-C corporation, S-S corporation, P-Partnership) ►

☒ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3).
Exempt payee code (if any) _____
Exemption from FATCA reporting code (if any) _____
(Please do not provide information outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
18320 Cachet Way

6 City, state, and ZIP code
Santa Clarita, CA 91350

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Notes: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
[] [] [] - [] [] - [] [] [] []

OR
Employer identification number
[] [] [] - [] [] [] [] [] [] [] []

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and

2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and

3. I am a U.S. citizen or other U.S. person (defined below); and

4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person *[Signature]* Date **10-15-2020**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoptive taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-I (tuition)
- Form 1099-C (cancelled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

a. Minority/Women (M/WBE) Participation

N/A

b. Background, experience and qualification of key staff & principals

DANIEL A. ROSEMOND
CEO/FOUNDER
EAST TO WEST DEVELOPMENT CORPORATION

EDUCATION

- | | | |
|------------------------|-----------------------|-----------------------|
| • Master of Science | St. Thomas University | Public Administration |
| • Graduate Certificate | St. Thomas University | HR Management |

DISCIPLINE EXPERIENCE

- Affordable & Workforce Housing Administration: 15 Years
- Community & Economic Development: 15 Years
- Budgeting, Finance, and Grants Administration: 20 Years
- Public Administration: 30 Years

NOTABLE ACCOMPLISHMENTS & RELEVANT PROJECTS

- ✓ Administrative level involvement of funding and oversight of more than 70 affordable housing projects yielding approximately 10,000 units of housing
- ✓ Championed the establishment of new HUD entitlement city, cultivating 10-fold annual funding increase and achieved national recognition from HUD Secretary Shawn Donovan
- ✓ Assumed oversight of an underperforming Redevelopment Agency, and successfully resolved issues stemming from OIG audit □
- ✓ Budget preparation and oversight experience well north of \$120M □

ArtSquare, Hallandale Beach (private development)

A mixed-use development consisting of 10,264 square feet of retail commercial use; 358 residential units, and a 2-story parking garage.

Cost: \$80M

Role: Negotiated (and administered) Development Agreement on behalf of City/CRA to garner redevelopment of 3 city blocks as part of this project.

Diplomat, Hallandale Beach (private development)

Mixed use development providing 938 hotel/condos, new clubhouse, and 30,000 restaurant and retail space on existing golf course.

Cost: \$650 M

Role: Negotiated (and executed) Development Agreement on behalf of City, generating \$6.5M in monetary contributions and in-kind services by Developer.

Neighborhood Stabilization Program (NSP), City of Miami Gardens

Established by Congress, the objective of the NSP was to stabilize communities impacted by foreclosures through the purchase and redevelopment of these residential properties.

Cost: \$6.8M



Daniel A. Rosemond

Is hereby designated a

FRA-Redevelopment Administrator

By successfully completing the course requirements as
set forth by the Florida Redevelopment Association

President

October 2015

Role: Project lead; achieved national recognition from HUD Secretary for being first city in the country to successfully complete the acquisition, rehab, and resale of foreclosed property to income eligible family.

Ward Towers, Miami Dade Affordable Housing Corporation

100-unit State of the Art Assisted Living Facility. Project involved a capital stack consisting of Surtax, LIHTC, Bonds, and HOPE VI.

Cost: \$17M

Role: Board Director, project development oversight, DA negotiation and funding coordination.

EMPLOYMENT HISTORY

- | | | |
|---------------------------------------|--------------------------|-----------|
| • City Manager/CRA Executive Director | City of Hallandale Beach | 2016 |
| • Deputy City Manager/CRA Director | City of Hallandale Beach | 2013-2015 |
| • Assistant City Manager | City of Miami Gardens | 2009-2013 |
| • Community Development Director | City of Miami Gardens | 2006-2013 |
| • Assistant Director, Community Dev. | City of Miami | 2003-2006 |

OTHER CREDENTIALS

Florida Redevelopment Association	Certified Redevelopment Administrator	2015
ICMA	Credentialed Manager	2015
Miami Dade Housing Finance Authority	Board Member	2004-2014

COREY W. O'GORMAN, AICP

700 US-1, Ste C, North Palm Beach, FL 33408
(561) 863-2722 • corey@placepd.com

Education

Rollins College

Bachelor of Arts, Environmental Studies 1983

American Institute of Certified Planners (AICP)

Certification - 1991

Affiliations

Palm Beach County Commission on Affordable Housing, July 2018 to present

Planning Commission, Village of North Palm Beach, 2012 to 2016

Florida Planning Association member, current

Florida Housing Coalition member, current

Florida Redevelopment Association member, current

Florida Trust for Historic Preservation member, current

PB County League of Cities associate member, current

North Palm Beach County Chamber of Commerce member, current

WORK EXPERIENCE & QUALIFICATIONS

PLACE Planning & Design, Inc.

President

North Palm Beach, Florida

2006-present

Responsible for all aspects of company activities including client relations, business development, contracting and invoicing, and completing all company projects which include:

- Due diligence feasibility studies to evaluate development potential, how to proceed with the development process, and/or for possible investment.
- Applications for various governmental approvals for site plan, zoning, permitting, etc., on a wide range of projects including residential, commercial, industrial and institutional.
- Direct and oversee the design, permitting and construction for various projects as the Owners' Representative Project Management, serve as owners point of contact.
- Provide zoning consulting services and code amendment services to public and private agencies and companies.
- Community Redevelopment Agency (CRA) consulting including preparation of findings of necessity, redevelopment planning and project implementation.

Toll Brothers, Inc.

Project Manager

Jupiter, Florida

2005-2006

Responsible for the management and coordination of various design and regulatory activities related to the development of a large residential community in Jupiter, Florida, including all necessary on-site and off-site infrastructure and lots for construction of homes. Project included single-family homes townhomes, golf course and clubhouse.

Collins Development Company, Inc.
Project Manager

Palm Beach Gardens, Florida
1999-2004

Direct and oversee the design, permitting and construction for various projects as the owners' representative, serve as owners point of contact for company projects.

Gainesville Community Redevelopment Agency (CRA)
CRA Manager

Gainesville, Florida
1996-1999

Responsible for all day-to-day operations of the CRA, prepare CRA plans, prepare projects and programs with advisory boards and CRA Board, implement projects and programs.

The Urban Group, Inc.
Director of Housing and Community Development

Fort Lauderdale, Florida
1993-1996

Responsible for housing consulting services focused on non-profit developers of HUD Section 202 Housing and similar affordable housing projects.

Lee County Community Development Dept and CRA
Senior Planner

Fort Myers, Florida
1989-1993

Supervision of inspections personnel for development services division; preparation of zoning staff reports and presentation to hearing examiner in zoning division; Senior Planner liaison to six redevelopment districts and advisory boards responsible for redevelopment planning and project implementation.

Allen Engineering
Permit Coordinator

Cocoa Beach, Florida
1988-1989

Responsible for preparation, submittal and processing of engineering permit application to various agencies on company projects.

City of Titusville
Planner, Senior Planner, Development Coordinator

Titusville, Florida
1984-1988

Responsible for preparation of staff reports, presentation to city boards and commissions, coordination with other city department for review of development applications.

Professional and Technical Skills

Feasibility analysis and due diligence; land development interpretation and amendment; project scheduling and budgeting; development team selection; project financing (grants and loans); contracting management; public approvals; and project management. Experience working with and for private and public sector clients and non-profit agencies gives unique perspective and broad understanding of land development and construction issues. Experienced with Microsoft Word, Excel, PowerPoint, Microsoft Project, Acrobat, Photoshop.

c. Names and addresses of general contractors

Stuart & Shelby Development, Inc: General Contractor

217 N.E. 4 Street

Delray Beach, FL 33444

The Stuart & Shelby Team has over 100 years of combined experience in residential construction, affordable housing development, planning and community redevelopment. Our team is also well versed in understanding and navigating the nuances of working with government entities in achieving redevelopment projects.

- Resumes of Key Personnel

STUART & SHELBY DEVELOPMENT TEAM

Chuck Halberg, President

- Florida Licensed General Contractor since 1986
- In the construction industry since 1975 including South Florida since 1980
- Construction Management/ Executive since 1980 for three top 200 National Builders
- Has overseen the construction of over 2500 residential single-family units, 2500 apartments, and 800,000 SF of commercial space since 1975
- Personal strengths in business relations, product development, budget management quality control, customer satisfaction
- Delray Beach Business of the Year 2013-2014
- Delray Beach Businessperson of the Year 2010-2011
- Ken Ellingsworth Community Service Award 2008, 2011, 2013,
- Community Service Commendation Delray Beach Police 2006
- Special Recognition Award City of Delray Beach 2006

Dave Dedman, Director of Construction

- In the construction industry in Florida since 1986
- Managed construction departments for organizations with annual construction budgets in excess of \$20,000,000 including two major Florida developers
- Bachelor of Science in Construction Management
- Personal strengths in budget management, value engineering, product development, quality control

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Stuart & Shelby Development, Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☒ S Corporation

☐ Partnership

☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) **P**

Other (see instructions) **P**

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any) _____
Exemption from FATCA reporting code (if any) _____
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
217 NE 4th Street

6 City, state, and ZIP code
Delray Beach, FL 33444

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see How to get a TIN, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see What Name and Number To Give the Requester for guidelines on whose number to enter.

Social security number

			-				
--	--	--	---	--	--	--	--

or

Employer identification number

2	0	-	5	6	4	5	2	2	4
---	---	---	---	---	---	---	---	---	---

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign this certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person **[Signature]** Date **0-11-2020**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (cancelled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

CITY OF DELRAY BEACH

134276

BUSINESS TAX RECEIPT & CONTRACTOR REGISTRATION

RESTRICTION:

OWNER/QUALIFIER: HALBERG, CHARLES GORDAN
BUSINESS NAME: STUART & SHELBY DEVELOPMENT IN
LOCATION: 217 NE 4TH ST
CLASSIFICATION: CONTRACTOR-GENERAL

RECEIPT NO 21 00064964
CONTROL NO 150328
DATE ISSUED: 8/10/20
BUSINESS TAX FEE: 190.30
DELINQUENT FEE: .00
TRANSFER FEE: .00

TOTAL AMOUNT PAID: 190.30

STUART & SHELBY DEVELOPMENT IN
217 NE 4TH ST
DELRAY BEACH FL 33444

BUSINESS TAX RECEIPT ISSUED FOR THE PERIOD
OCTOBER 1 2020 TO SEPTEMBER 30 2021

**BUSINESS TAX RECEIPT MUST BE
CONSPICUOUSLY DISPLAYED TO
PUBLIC VIEW AT BUSINESS LOCATION**

Notice: This business tax receipt becomes NULL and VOID if ownership, business name, or address is changed. Applicant must apply for Transfer.

CITY OF DELRAY BEACH

BUSINESS TAX RECEIPT INFORMATION

DATE ISSUED: 8/10/20

BUSINESS TAX RECEIPT ISSUED FOR THE PERIOD
OCTOBER 1 2020 TO SEPTEMBER 30 2021

- Please conspicuously post this current business tax receipt so that it is able to be viewed by anyone upon entering your place of business.
- This business tax receipt represents proof of payment of your business tax fee for the period October 1 to September 30. Continuous licensure can be an important asset for certain business users; please exercise diligence in maintaining this business tax receipt.
- Once you have obtained a Delray Beach business tax receipt, you will be sent a renewal notice each year 30 to 60 days before expiration to the address indicated on the face of the receipt. Please check all business tax receipt information and if there is an error, report it to us immediately. The City may impose fines and penalties for failure to renew this business tax receipt.
- If you change your business name, ownership or location, you must make a new application for the change and pay a \$16.75 transfer fee. The business tax receipt must be surrendered prior to issuance of the new receipt. The back of the receipt must be signed and dated by the previous owner and indicated that all rights, interest, and title of the business is assigned to the new owner.
- If you have more than one business location, you must obtain a business tax receipt for each location.
- A separate business tax receipt is issued for each use performed within your business. Please check with us if you have any questions regarding the classification of your business by visiting us at 100 NW 1st Avenue, our website at MyDelrayBeach.com, or calling us at (561) 243-7203 ext.4.



Notice: The issuance of this business tax receipt is a result of a payment of the business tax and shall not be interpreted as: permitting the business to supersede the zoning code of the City, an endorsement by the City of a business, nor certification by the City of the competence of a business.

d. Indicate business structure

If selected and awarded a group of parcels to develop, our team intends to form a limited liability corporation (LLC) to manage this specific project. The LLC will be registered in the state of Florida and the NPF CRA will receive a copy of the LLC's certificate of incorporation as an exhibit to the anticipated Development Agreement. Notwithstanding, below please find copies of each team member's Florida registrations and license.

TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
58 0042 LAND DEVELOPER	EAST TO WEST DEVELOPMENT CORPORATION		B20354751 - 07/20/20	\$236.25	D40100010

This document is valid only when receipted by the Tax Collector's Office.

**STATE OF FLORIDA
PALM BEACH COUNTY
2020/2021 LOCAL BUSINESS TAX RECEIPT**

**LBTR Number: 2020126798
EXPIRES: SEPTEMBER 30, 2021**

This receipt grants the privilege of engaging in or managing any business profession or occupation within its jurisdiction and MUST be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.

ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
P.O. Box 3353, West Palm Beach, FL 33402-3353
www.pbctax.com Tel: (561) 355-2264

****LOCATED AT****
700 US HWY ONE Unit C
NORTH PALM BEACH, FL 33408

EAST TO WEST DEVELOPMENT CORPORATION
EAST TO WEST DEVELOPMENT CORPORATION
700 US HWY ONE C
NORTH PALM BEACH, FL 33408

6-2002

State of Florida

Department of State

I certify from the records of this office that EAST TO WEST DEVELOPMENT CORPORATION is a corporation organized under the laws of the State of Florida, filed on November 5, 2019, effective November 5, 2019.

The document number of this corporation is N19000011658.

I further certify that said corporation has paid all fees due this office through December 31, 2020, that its most recent annual report/uniform business report was filed on October 9, 2020, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twelfth day of October, 2020*



Randy B. ...
Secretary of State

Tracking Number: 3426737502C1

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.aunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



Ron DeSantis, Governor

Halsey Beshears, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

HALBERG, CHARLES GORDON

STUART & SHELBY DEVELOPMENT INC
217 NE 4TH ST
DELRAY BEACH FL 33444

LICENSE NUMBER: CGC35842

EXPIRATION DATE: AUGUST 31, 2022

Always verify licenses online at MyFloridaLicense.com



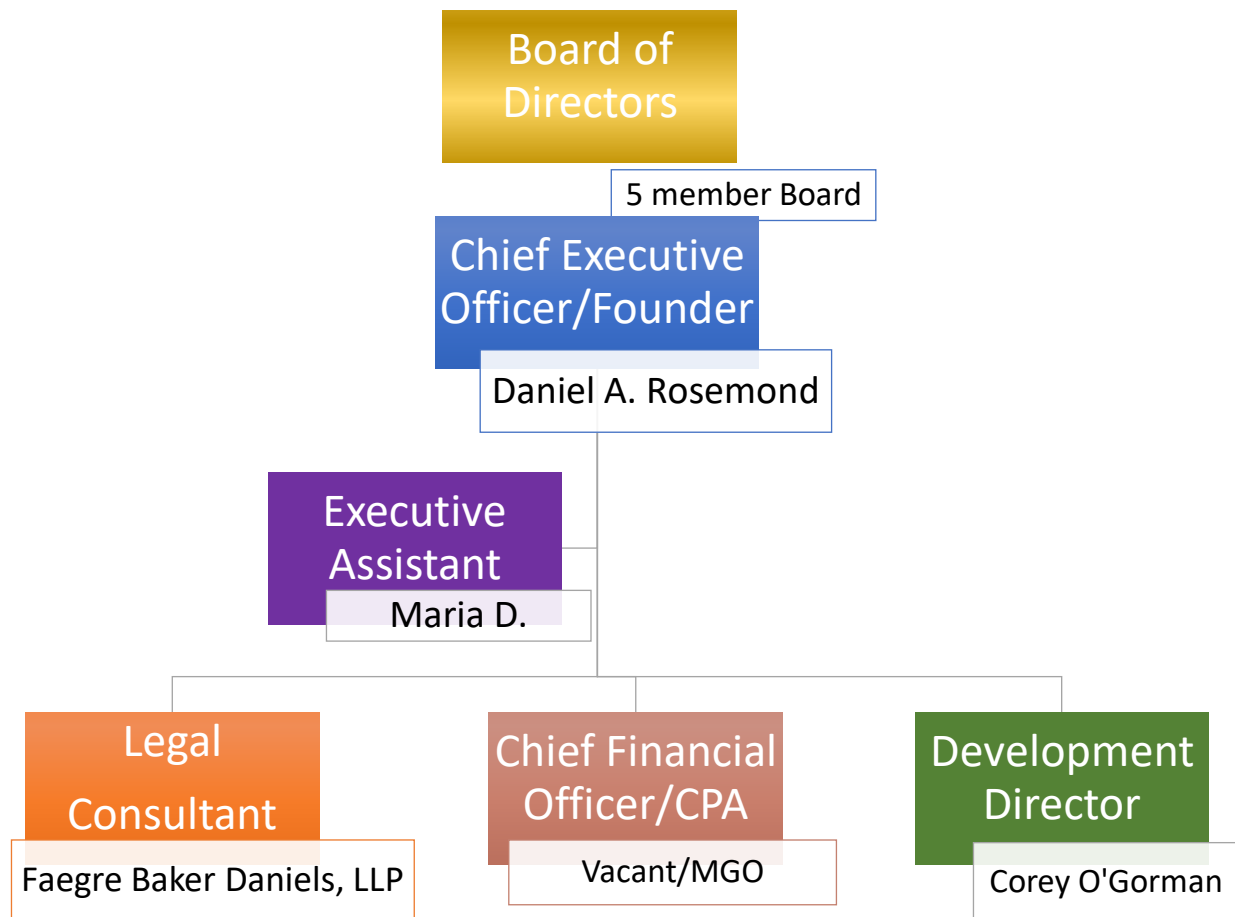
Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

e. Relative size of the proposer

Our Development Team is a collaboration between East to West Development Corp., a non-profit affordable housing Developer and Stuart & Shelby Development, Inc, a licensed and insured General Contractor.

East to West's table of organization is shown below:



f. Proposed initiatives to provide employment opportunities to local residents

Providing employment opportunities to local residents-especially those facing employment barriers is a core philosophy of our organization. Our team is proud to highlight that we have previously carried out a ‘community benefit program’ where local residents, subcontractors, and material providers participated in a similar scattered sites in-fill housing project. We reiterate that same commitment with this project and will strive to engage the appropriate community partners to ensure that our team can identify pre-screened, trained, and qualified individuals to participate in this project. It should be noted, however, that this commitment and effort has never and will never reflect a compromise in work quality and pricing.

We believe this project represents an opportunity to create temporary jobs that may lead into careers in the construction industry and related trades. We further believe this is an opportunity to advance the economic development priorities set by the NPF CRA.

g. References from vendors and /or companies doing business with your firm

The following are professional references for Daniel A. Rosemond, CEO of East to West Development Corporation:

Mayor Joy Cooper

City of Hallandale Beach

(954) 632-5700 (cell)

Cheree Gulley, Executive Director

Miami Dade Housing Finance Corporation

(786) 493-6828 (cell)

Ralph Stone, Executive Director

Broward County Housing Finance Authority

(954) 357-4900 (office)

In addition, below please find letters of reference for both ETWDC and Stuart & Shelby Development.



OFFICE OF THE
MAYOR

JOY F. COOPER
Mayor

400 S. Federal Highway
Hallandale Beach, FL
33009
Ph (954) 457-1318
Fax (954) 457-1454

www.coHB.org

November 13, 2020

Fort Lauderdale Community Redevelopment Agency
914 Sistrunk Boulevard, Suite 200
Fort Lauderdale, FL 33311

To Whom It May Concern:

This letter serves as reference for Mr. Daniel Rosemond of East to West Development Corporation (ETWDC). Mr. Rosemond served as our City's CRA Director for 3 years prior to being promoted to City Manager & Executive Director. During Mr. Rosemond's tenure with the City, he successfully led our CRA from a relatively idle state to initiating a robust redevelopment program that included affordable housing as well as commercial redevelopment.

Mr. Rosemond possesses a wealth of knowledge in the affordable housing/workforce housing space and I consider him to be a leader and champion in this arena. His drive and commitment toward addressing our collective affordable housing needs can now be seen in his latest endeavor, as Founder and CEO of his non-profit organization. The mission and vision of ETWDC reflect the vision Mr. Rosemond demonstrated while under the employ of the City of Hallandale Beach and HBCRA.

As Mayor of the City of Hallandale Beach, I am proud to have worked with Mr. Rosemond. He understands the nuances and challenges associated with affordable/workforce housing development and has the ability to move projects toward successful completion. If his team is selected by the DBCRA, I have the utmost confidence that they will exceed expectations.

Sincerely,

Mayor Joy Cooper



7855 NW 12th Street, Suite 202
Miami, FL 33126
Phone: 305-594-2518
Fax: 305-392-2722
Email: hfa@hfamiami.com
hfacompliance@hfamiami.com

November 12, 2020

Fort Lauderdale Community Redevelopment Agency
914 Sistrunk Boulevard, Suite 200
Fort Lauderdale, FL 33311

RE: Daniel A. Rosemond-Professional Reference

To Whom It May Concern:

This letter is to serve as a professional reference for Mr. Daniel A. Rosemond. Mr. Rosemond served the Housing Finance Authority of Miami Dade County (HFA) as a Board Member in good standing from 2007-2015.

During his tenure on the HFA Board, Mr. Rosemond demonstrated a keen understanding of affordable housing projects seeking financing approval and provided a practitioner's insight at a policy making level. Mr. Rosemond understands the challenges facing production in the affordable housing industry and demonstrated a commitment to HFA's mission while balancing the organization's fiscal responsibilities.

As HFA's Executive Director for the past 7 years, I have had the pleasure of working with Mr. Rosemond. I have always found him to be responsive, a person of integrity and a professional always willing to work collaboratively to accomplish a common goal. Should you have any further questions, please feel free to contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Chere Gulley".

Chere Gulley,
Executive Director



Delray Beach Community Land Trust "Opening doors to affordable housing"



Board of Directors

July 8, 2014

Lula Butler
President

Gary Eliopoulos
Vice President

Vicki Hill
Treasurer

Morrie Weinman
Secretary

Kimberly Camejo

Patricia Wright

Polk Cotton

Vince Larkins

Elton McGowan, Jr.

Dysonya Mitchell

David
Weatherspoon

Chuck West

Executive Director
Evelyn S. Dobson

Liaison
City Commissioner
Shelly Petrolia

Re: Letter of Reference


TO WHOM IT MAY CONCERN:

The Delray Beach Community land Trust has contracted with Stuart & Shelby Development on the development of more than 15 detached single family homes of various designs over the past six years, with donating a home and the land to the organization.

Our experience with Stuart & Shelby cannot be compared to any other. Mr. Halberg's team is highly professional, experts in the field, dedicated and enthusiastic. Their homes are completed timely and within cost. The working relationship between Stuart & Shelby and the Delray Beach CLT is long term and we assure you of complete satisfaction.

If you are in need of any additional information please do not hesitate to contact me.

Sincerely yours,


Evelyn S. Dobson
Executive Director

145 SW 12TH AVENUE DELRAY BEACH, FL 33444 • TEL: 561.243.7500 • FAX: 561.243.7501
WWW.DELRAYLANDTRUST.ORG

H/ITCH | Lucerne Ave. | Lake Worth, FL 33460

LakeWorthHitch.com

August 7, 2020

Re: Letter of Recommendation: Stuart & Shelby Development

To Whom It May Concern:

The Lake Worth Beach Community Redevelopment Agency (CRA) has proudly contracted with Stuart & Shelby Development since 2009. Since that time, Stuart & Shelby has been a strong partner in helping the CRA meet all of our development and construction service's needs. Stuart & Shelby has constructed numerous single-family homes and multi-family developments for the CRA.

It has been a true pleasure working with Chuck Halberg and his entire staff and I have nothing but high praise for their work ethic, enthusiasm and dedication to providing quality construction on all of their projects. They are very familiar with the requirements and regulations related to development in our County and with all procedures in City and State government.

I would recommend Stuart & Shelby to both public and private sector clients seeking construction services. If you would like further information regarding the firms' work with our agency please do not hesitate to contact me at (561) 493-2550 or joliva@lakeworthbeachfl.gov.

Sincerely,



Joan Oliva
Executive Director
Lake Worth Beach CRA

OFFICERS:

Timothy P. Whitt
President
Developmental
Estate & Elder
Representative

Maui Latta
Vice President
Florida Rural Legal
Society

Andrew F. Zentner
Treasurer
Perrin & Electric

Sally Ricketts
Secretary
CLT / House Member

DIRECTORS:

Shirley Ann
DeWay Beach
Housing Authority

Tangeline Henry
CLT House Member

Tamara McQuade
Palm Beach County
Housing Authority

Cathy Pettkow
CLT House Member

Derrick Penn
CLT House Member

Kurtis E. Williams
P.E.
Development and
Associates

Bonnie Young
CLT House Member



August 6, 2020

To: Stuart & Shelby, Inc.

Over the last several years, the Community Land Trust of Palm Beach County has had the pleasure of working with Stuart and Shelby to complete various housing development projects over the last several years. These projects include Davis Landings West, a 24-unit single family and townhome community and Kirk Road CLT homes which is comprised of four single family homes and a duplex. We have yet again engaged Stuart and Shelby to complete Phase II of the Kirk Road CLT Homes project and a single family home to be constructed in Lake Worth.

We highly recommend Stuart and Shelby. Their commitment to quality, integrity, work ethic, and enthusiasm are cornerstones of the work they do.

Please feel free to reach out to me directly by phone at 561.318.8430 or e-mail at dcourse-blum@clt-pbc.org if further information is needed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cindee", written over a horizontal line.

Cindee LaCourse-Blum
Executive Director

4138 Davis Road • Lake Worth, Florida 33463
Phone: (561) 318-8842
<http://clt-pbc.org>



August 12, 2020

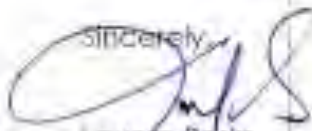
To whom it May Concern;

The Hallandale Beach Community Redevelopment Agency (HBCRA) is fortunate to have had the opportunity to partner with the Stuart and Shelby Development in our pursuit of developing quality affordable housing for income eligible families. In 2014, Stuart and Shelby constructed eight single family homes dedicated as affordable housing opportunities.

HBCRA, under the second phase of the infill housing project, awarded an additional six homes to Stuart and Shelby in 2015. Stuart and Shelby delivered the units, both times, on time and according to budget.

The HBCRA experience with Stuart and Shelby has been a very positive one. Chuck Halberg and his team handled the construction of all fourteen homes with a high level of professionalism. Stuart and Shelby's team were very responsive to needs of the Agency and genuinely cared about the end users of the housing program. Chuck Halberg and his team don't just say they "build with integrity and pride", they put it into action.

The HBCRA highly recommends Stuart and Shelby Development for any housing development opportunities and would be happy to provide additional information if required.

Sincerely,


Lavern Parks
CRA Residential Program & Real Estate Manager
lparks@hallandalebeachfl.gov

400 S. Federal Highway, Hallandale Beach, FL 33009 - Phone: 954-457-1422

www.cohbcra.org



August 5, 2020

TO WHOM IT MAY CONCERN:

The Delray Beach Community Redevelopment Agency (CRA) has worked with Stuart and Shelby Development on several construction projects over the years to aid us in our mission of eliminating slum and blight. The projects are described as follows:

- Extensive renovation of a mixed use (residential and retail) building
- Restoration of a badly deteriorated historic structure
- Construction of a foundation for a relocated historic structure
- Small interior remodeling job
- Construction of 10 single family workforce housing homes (In progress)

Our agency's experience with Stuart and Shelby has been a very positive one. Chuck Halberg and his team handled all of these jobs with a high level of enthusiasm and professionalism. They communicated clearly regarding any issues that arose and were flexible in resolving any unforeseen problems. Their work was completed on time and within budget. We will definitely look for their participation in future projects.

If you have any questions or need additional information, please don't hesitate to call me (561) 276-8640.

Sincerely,

A handwritten signature in black ink, appearing to read "Renée A. Jadus Singh".

Renée A. Jadus Singh, Esq.



20 North Swinton Ave
Delray Beach, FL 33444



561-276-8640



info@cra@mydelraybeach.com



delraycra.org



August 7, 2020

To Whom It May Concern:

Adopt-A-Family of the Palm Beaches, Inc. has been fortunate to have a long-term relationship with Stuart & Shelby Development and have collaborated with them on three projects to develop affordable housing for homeless and low-income families.

In 2008, Stuart & Shelby constructed nine two- and three-bedroom townhouses dedicated to homeless families. The Florida Redevelopment Association awarded this development the "Best Affordable Housing Project" in 2009. Again, we collaborated with Stuart and Shelby to develop forty-one units of affordable housing dedicated to serving low-income families in Lake Worth. The work involved in this project included a of variety development scenarios – new construction, significant rehab, and moderate rehabs. To this day, these units continue to house low-income families in our community.

We teamed up with Stuart & Shelby for the development of our Third Avenue Homes program. This project, completed in June 2020, consists of fourteen two-, three- and four- bedroom townhomes. The families for this program will be referred by our sister elementary school, Highland Elementary. Highland has the highest rate of homeless children in Palm Beach County. This innovative program will follow the children throughout their education and monitor the correlation between housing stability and education.

Stuart & Shelby not only take pride in their development endeavors, they support our agency's mission and are committed to helping homeless and low-income families.

It is without reservation that I highly recommend Stuart and Shelby for any housing development opportunities. Please do not hesitate to contact me if you would like additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matthew Constantine".

Matthew Constantine
Chief Executive Officer



Leaders in helping families help themselves.

1212 Second Avenue North, Lake Worth, FL 33460-3210
Phone: (561) 253-1361 Fax: (561) 253-1370
www.adoptafamilyinc.org



i. **Provide examples of projects completed**



Hallandale Beach CRA (2013-2014, Completed)

In-Fill Housing Project, Phase 1. General Contractor for the construction 8 new single-family homes. Project cost \$1,500,000. Commenced Phase 2, 2015.



Lake Worth CRA NSP2 (2011-2013 completed)

General Contractor for new construction and renovation for 46 units as part of this project. Worked closely to administer the HUD requirements for this project, purchased all contracts and full oversight of all construction activities. Project cost: \$5,500,000.00 +/-



Adopt A Family of the Palm Beaches (2008-2009 completed)

General Contractor on the 9-unit affordable housing project. Site development and full construction. Project cost (\$1,200,000 +/-)



Community Land Trust of PB County (2016-2020) – Kirk Road Homes
General Contractor on the 8 affordable homes. Site development and full construction. Project cost (\$2,100,000 +/-)



Delray Beach Community Land Trust (2009-2020)

General Contractor for the construction 35+ new single-family homes. Project cost \$6,000,000+/-



Adopt A Family of the Palm Beaches (2019-2020 completed)

General Contractor on the 14-unit affordable housing project with community center. Site development and full construction. Project cost (\$3,500,000 +/-)



Neighborhood Renaissance (2017-2019 completed)

General Contractor on the 8-unit affordable housing project with 2,000 SF commercial building. Site development and full construction. Project cost (\$3,500,000 +/-)



Delray Beach Community Land Trust (Proposed)

General Contractor for the construction of 10 new single-family homes including lot development. Project cost (\$2,400,000 +/-)



Community Land Trust of PB County (2015 -2018)

General Contractor on the 16 affordable SF homes, and 8 Townhouse units. Site development and full construction. Project cost (\$4,800,000 +/-)

Financial Information

Neither East to West Development Corporation nor Stuart & Shelby Development, Inc. has experienced bankruptcies or defaulted on any loans (government or conventional) within the past ten years.

ETWDC has been in business since 2018 and is a registered charitable organization with the Federal Internal Revenue Service. ETWDC has not experienced any terminations for default. East to West is an agency in good standing in the State of Florida.

Stuart & Shelby as General Contractor is financially solvent and is bondable. A bonding letter can be provided (if necessary) upon request. However, as this project consists of a transfer of title of assigned lots, the Development Agreement should address any reverter clause for non performance.

Below please find a letter of commitment from our team's source of construction capital for this project. This source would not require any approval or time delay in making construction financing available to our team.



November 10, 2020

City of Fort Lauderdale Community Redevelopment Agency
914 Sistrunk Boulevard, Suite 200
Fort Lauderdale, FL 33311

RE: Letter of Funding Commitment (Northwest-Progresso Flagler Heights Redevelopment Area)

To Whom It May Concern:

This letter serves as our company's formal commitment to provide construction financing (including pre-development and hard costs) to the development team of **East To West Development Corporation and Stuart & Shelby Development, Inc.** for construction of (a minimum of 5 units) single family residential structures. This commitment letter is to accompany the development team's formal Proposal in response to RFP 12385-105 (Scattered Sites Infill Housing).

Porten Companies is a privately held real estate development enterprise with an extensive portfolio and assets. Our company has sufficient capital to fund this team's proposed endeavor, should they be awarded. This commitment letter is made exclusively for the purpose of the team's Proposal for the above referenced solicitation and is not to be utilized for any other project or by any other development team.

Should you have any questions or need additional information, please feel free to contact me at 561-239-9835

Sincerely,

Scott Porten, President
Porten Companies

A draft construction pro forma is provided below. Final models have not been selected, as specific lots have yet to be assigned. However, the figures below are consistent with the models for which elevations and floor plans have been included in this Proposal.

FT Lauderdale Workforce Housing

11/14/20

	Ibis	King	Seabreeze	Heron	Average
Sales Price	\$298,000	\$315,000	\$326,000	\$331,000	317,500
Beds/Baths	3/2/1	3/2/1	3/2.5/1	3/2.5/1	
A/C Sqft	1325	1412	1640	1656	\$1,508
Total Sqft	1705	1911	2000	2092	\$1,927
Const Cost / Total Sqft	\$95	\$94	\$93	\$90	\$93
Const Cost / A/C Sqft	\$122	\$127	\$113	\$114	\$119
Total Cost / Total Sqft	\$157	\$148	\$145	\$141	\$148
Total Cost / A/C Sqft	\$202	\$200	\$177	\$178	\$189
Sales Price / Total Sqft	\$175	\$165	\$163	\$158	\$165
Sals Price / A/C FT	\$225	\$223	\$199	\$200	\$212
Land Dev	4,000	4,000	4,000	4,000	4,000
Construction Cost	161,975	179,634	186,000	188,280	178,972
Soft Costs	77,601	74,054	75,056	76,372	75,771
Sales	6%	17,880	18,900	19,560	19,050
HO Service	500	500	500	500	500
Finance	5,576	5,576	5,576	5,576	5,576
Total Cost before finance	\$267,532	\$282,664	\$290,692	\$294,588	\$283,869
Profit	\$30,468	\$32,336	\$35,308	\$36,412	\$33,631
	10.2%	10.3%	10.8%	11.0%	10.6%

Project Plan and Information

a.- d. (narrative about desired groups, site plans & landscape plans)

The RFP outlines the NPF CRA's intent and methodology for awarding lots within the project site. Our team has toured the project site and identified **Groups C, G, & H** as the preferred groups for our development program. While we understand the Agency's approach in awarding lots for development, our financial feasibility analysis suggests that an award of fewer than ten (10) lots may not be feasible given total development costs and anticipated price points. Therefore, we reserve the right to withdraw our Proposal should it be determined that an award of fewer than ten (10) lots is awarded to our team.

Since the award of lots is to be determined based on the ranking of development teams, we have determined that the inclusion of Site plans and Landscape plans (albeit typical) is premature at this point. Our development philosophy is to design and construct the units to fit the specific site, considering the site size, orientation, and other physical elements that may need to be factored. We commit here, however, that upon award and agreement of specific lots, our team will produce site specific Site Plans, Floor Plans, Elevations, and Landscape Plans. Suffice it to say that all our proposed plans will comply to both Ft. Lauderdale land development regulations, building codes, and Florida Building Code. All proposed housing units will be CBS construction.

Notwithstanding, provided for consideration are sample elevations and floor plans of models that we anticipate can fit into most of the lots available within the project site. It should be noted, however, that our team is able to introduce additional models that may be better suited for specific lots given the surrounding (existing) housing stock on said block(s).

e. - f. Floor Plans and Elevations



The Heron

Three Bedrooms, 2 1/2 Baths, One Car Garage, Elevation B



ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE LOANED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MATTHEW SENGASCHKE, ARCHITECT.

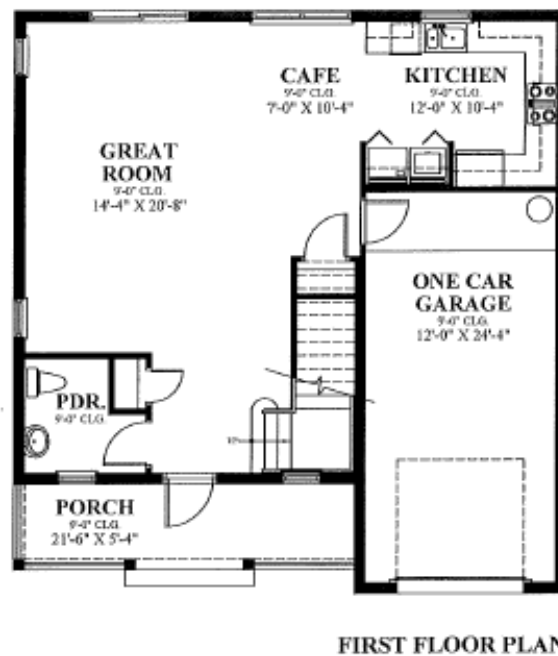
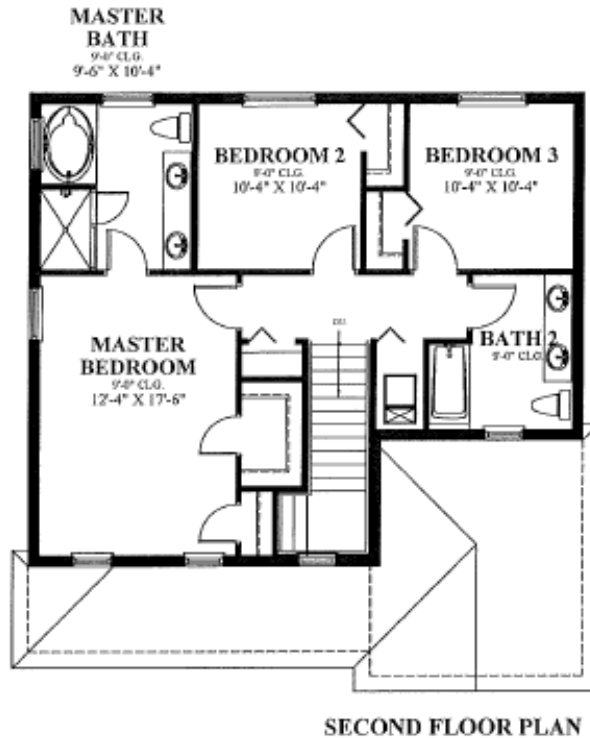
Stuart & Shelby Development, Inc.
217 N.E. 4th Street, Delray Beach, FL 33444 • Phone: (561) 637-7902 • Fax: (561) 637-7904 • www.stuartandshelby.com

The Heron

Three Bedrooms, 2 1/2 Baths, One Car Garage, Elevation A

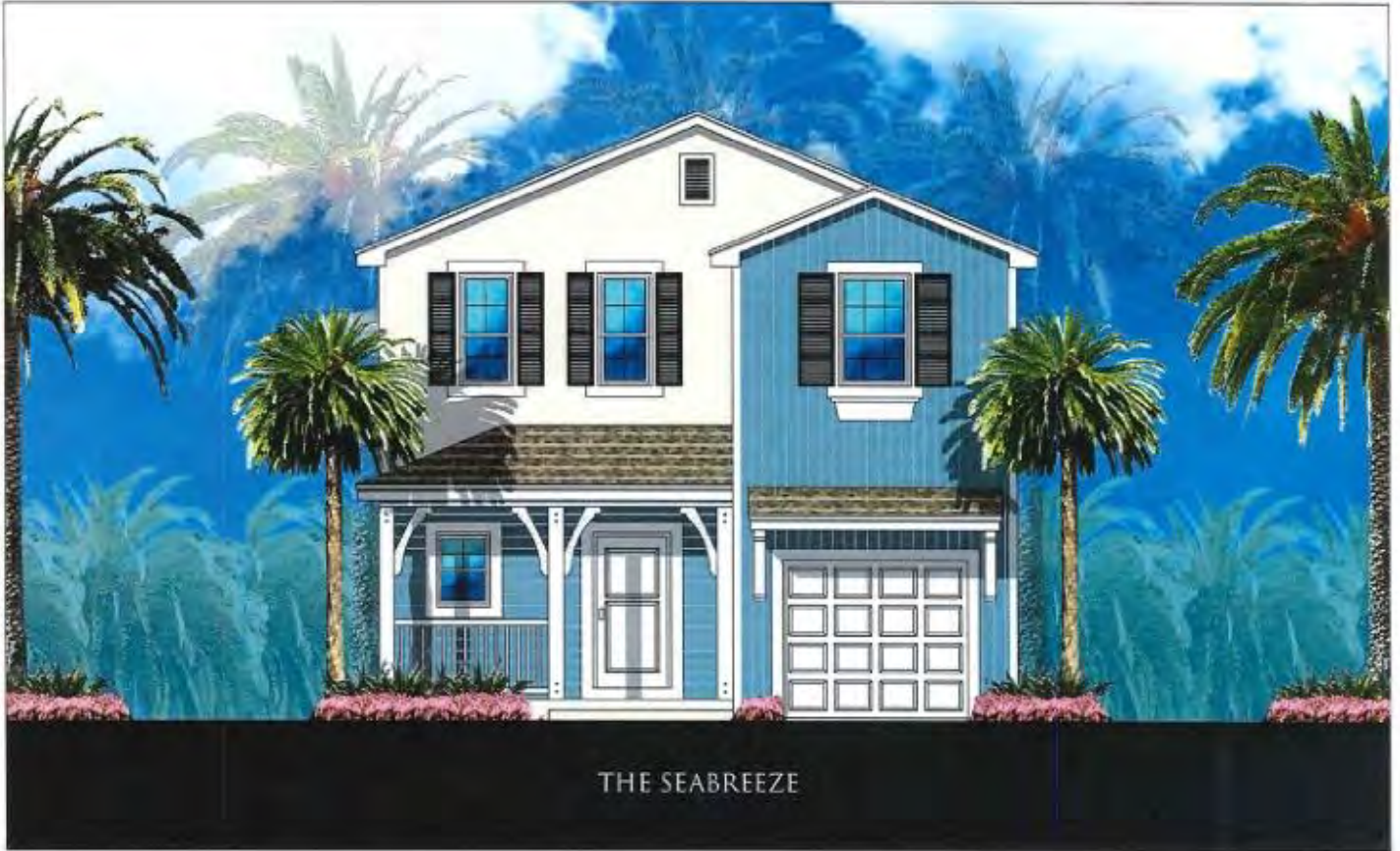
AREA CALCULATIONS:

FIRST FLOOR A/C AREA:	797 SQ. FT.
SECOND FLOOR A/C AREA:	859 SQ. FT.
TOTAL A/C LIVING AREA:	1,656 SQ. FT.
GARAGE:	321 SQ. FT.
PORCH:	115 SQ. FT.
TOTAL:	2,092 SQ. FT.



ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MAURICE MENASCHE, ARCHITECT.

Stuart & Shelby Development, Inc.
217 N.E. 4th Street, Delray Beach, FL 33444 • Phone: (561) 637-7902 • Fax: (561) 637-7904 • www.stuartandshelby.com



The Seabreeze

Three Bedrooms, 2 1/2 Baths, One Car Garage, Elevation B



ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR THE USE, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MAURICE MENASCHÉ, ARCHITECT.

Stuart & Shelby Development, Inc.

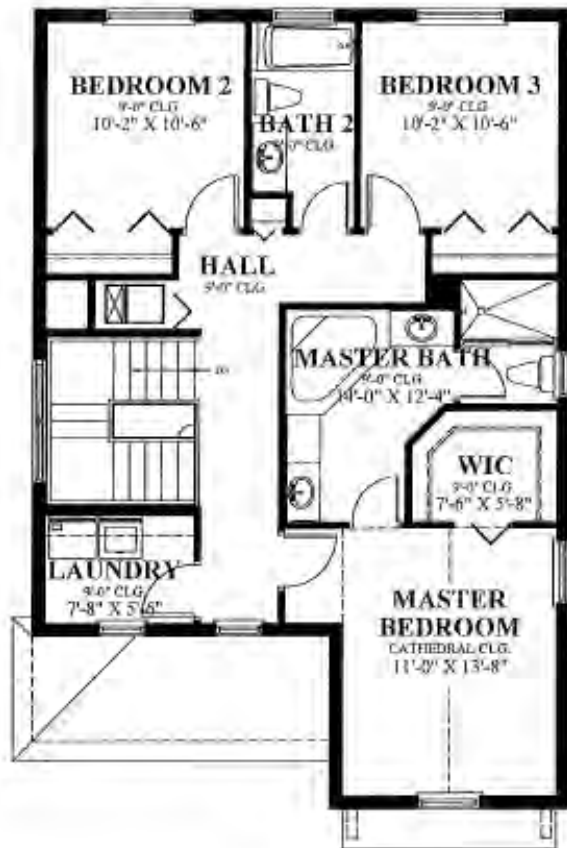
217 N.E. 4th Street, Delray Beach, FL 33444 • Phone: (561) 637-7902 • Fax: (561) 637-7904 • www.stuartandshelby.com

The Seabreeze

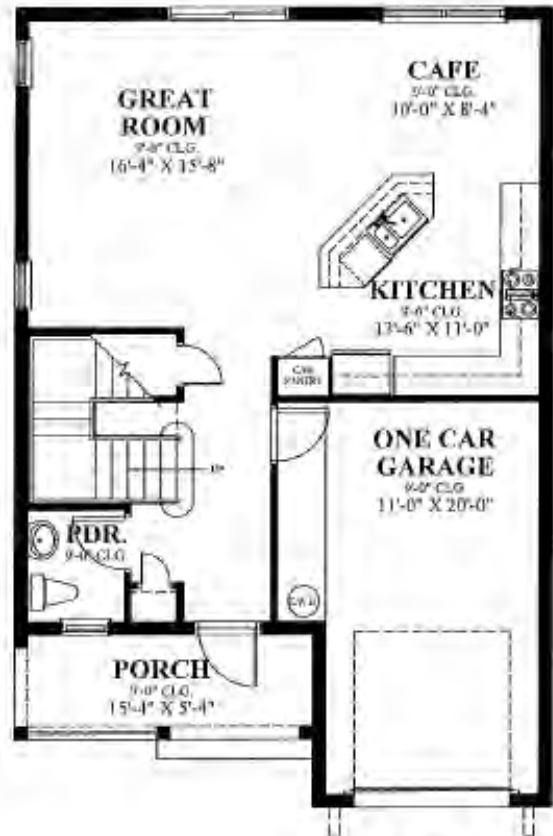
Three Bedrooms, 2 1/2 Baths, One Car Garage, Elevation A

AREA CALCULATIONS:

FIRST FLOOR A/C AREA:	718 SQ. FT.
SECOND FLOOR A/C AREA:	922 SQ. FT.
TOTAL A/C LIVING AREA:	1,640 SQ. FT.
GARAGE:	278 SQ. FT.
PORCH:	82 SQ. FT.
TOTAL:	2,000 SQ. FT.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

ALL DIMENSIONS ARE APPROXIMATE AND PLANNING/CONSTRUCTION PERMITTED BY THE DRAWING ARCHITECT ONLY. ANY CHANGES TO THE DESIGN AND NAME OF THE DEVELOPER, EXCLUDED AND DEVELOPER FOR THE USE OF THE DEVELOPER WITH THE PROJECT. PRODUCT, MODEL OR FLOOR PLAN IS NOT TO BE USED BY OR FOR THE PURPOSE OF ANY OTHER PROJECT. THESE CONSTRUCTION AND PLANNING DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

Stuart & Shelby Development, Inc.

217 N.E. 4th Street, Delray Beach, FL 33444 • Phone: (561) 637-7902 • Fax: (561) 637-7904 • www.stuartandshelby.com



The Ibis

Three Bedrooms, Two Baths, One Car Garage, Elevation B



ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE, AND WERE CREATED, EVALUATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MATTHEW MENASCHE, ARCHITECT.

Stuart & Shelby Development, Inc.

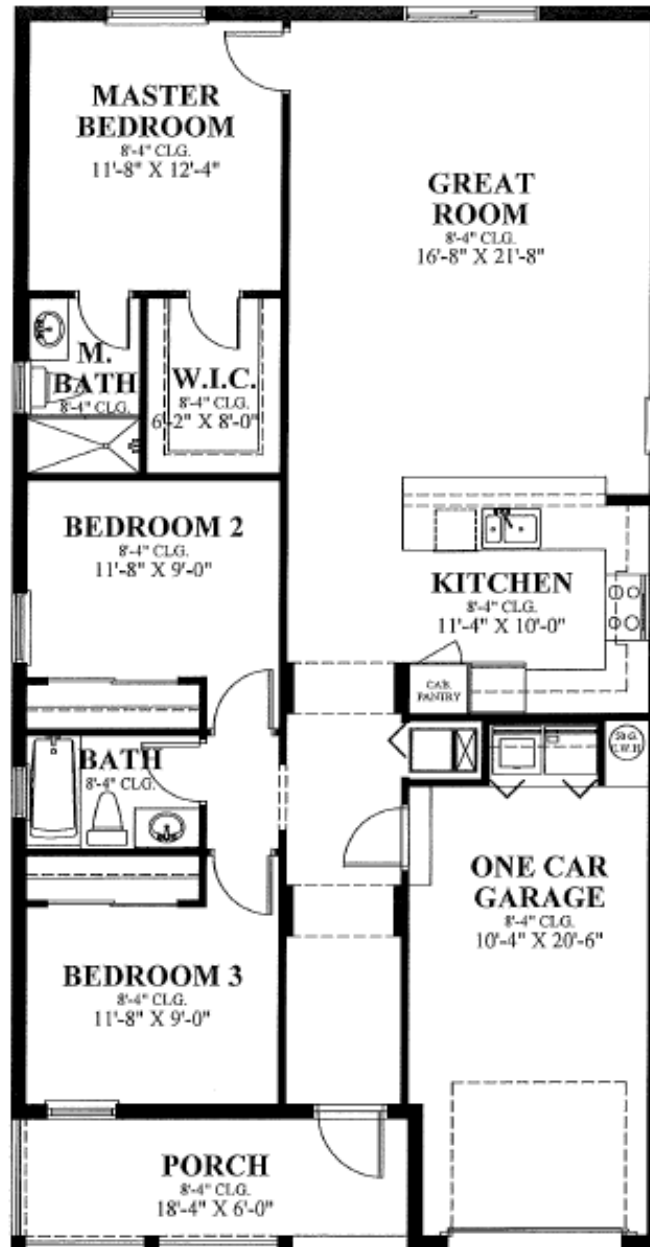
217 N.E. 4th Street, Delray Beach, FL 33444 • Phone: (561) 637-7902 • Fax: (561) 637-7904 • www.stuartandshelby.com

The Ibis

Three Bedrooms, Two Baths, One Car Garage, Elevation A

AREA CALCULATIONS:

A/C LIVING AREA:	1,325 SQ. FT.
GARAGE:	270 SQ. FT.
PORCH:	110 SQ. FT.
TOTAL:	1,705 SQ. FT.



ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND UNDER WRITING, EVALUATED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF STUART & SHELBY ARCHITECT.

Stuart & Shelby Development, Inc.

217 N.E. 4th Street, Delray Beach, FL 33444 • Phone: (561) 637-7902 • Fax: (561) 637-7904 • www.stuartandshelby.com



The King

Three Bedrooms, Two Baths, One Car Garage, Elevation B



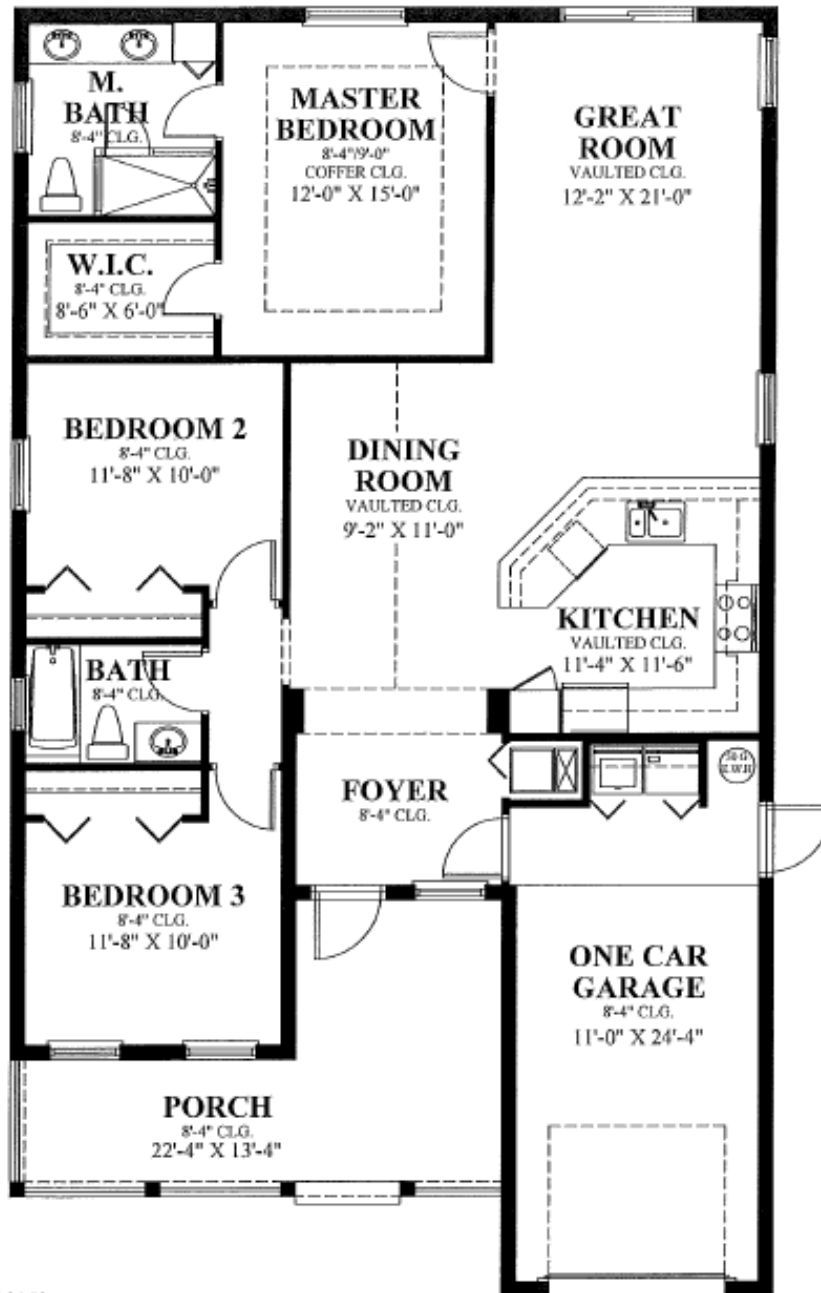
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF STUART & SHELBY, ARCHITECT.

Stuart & Shelby Development, Inc.

217 N.E. 4th Street, Delray Beach, FL 33444 • Phone: (561) 637-7902 • Fax: (561) 637-7904 • www.stuartandshelby.com

The King

Three Bedrooms, Two Baths, One Car Garage, Elevation A



AREA CALCULATIONS:

A/C LIVING AREA:	1,412 SQ. FT.
GARAGE:	294 SQ. FT.
PORCH:	205 SQ. FT.
TOTAL:	1,911 SQ. FT.

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EXAMINED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MAURICE S. SANCHEZ, ARCHITECT.

Stuart & Shelby Development, Inc.

217 N.E. 4th Street, Delray Beach, FL 33444 • Phone: (561) 637-7902 • Fax: (561) 637-7904 • www.stuartandshelby.com

g. Standard model amenities/material features

STUART & SHELBY DEVELOPMENT – GENERAL CONTRACTORS

Attainable Housing Specifications- NPF (Effective 10-30-2020)

Inspiring Architecture and Design Features

- Monolithic Slab and CBS exterior walls with bond beams (rake beams where needed)
- Prefabricated engineered wood truss system for roof with 19/32" plywood and for floors if two story home with $\frac{3}{4}$ " plywood
- GAF dimensional shingles in 6 colors
- 6" seamless gutters and downspouts on hip elevations
- Stucco light texture finish on exterior walls and overhangs and light texture on masonry walls in garage
- Decorative stucco bands per plan
- Designer exterior paint schemes per renderings
- Broom swept concrete driveway & city walk
- Hurricane impact rated single hung windows and sliding glass doors (insulated impact may be used to meet code)
- Hurricane impact rated metal embossed garage door with opener
- Hurricane impact rated fiberglass entry door with rot proof jamb
- Exterior hose connection (minimum two per home)
- Exterior GFI receptacle (minimum two per home)
- Coach light on one side of garage door
- Minimum 16 SEER air conditioning system with digital thermostat (Carrier or equal)
- Fully irrigated (off reclaimed water provided to each lot by the City) and landscaped site to code (large lot may incur additional cost)
- Connect to water & Sewer that is provided to each lot by the city

Custom Interior

- 5/8" drywall on ceilings, 1/2" drywall on walls, dense-shield in bathroom wet areas around tub and/ or shower. Knockdown drywall finish on ceilings and knockdown or orange peels finish on walls (except bathroom ceilings and walls are always orange peel)
- White flat paint on all ceilings & walls, white semi glass on all doors and trim.
- R20 foam insulation for attic, R4.1 foil on exterior masonry walls which have 1x2 fir strips
- Hollow core 2 panel interior doors
- Decorative 2-1/4" casing on all swing doors and 5-1/4" baseboards in all rooms except bath rooms.
- Lever door hardware on all interior doors (brushed chrome finish)
- Wood look 6 x 36 core vinyl on all common area floors of both one & two story homes- 5 color options
- FHA carpet in all bedrooms on one story homes and stairs, hallway and all bedrooms of two story units- 12 color choices (gypcrete and vinyl option can be priced on request if done during preconstruction of home)
- Carrera white/ gray marble window sills
- Ventilated "free glide" vinyl coated metal closet shelving
- 50 gallon electric water heater
- 150 or 200 amp electric service as per code
- "Decora" rocker light switches through out home with standard receptacle
- Smoke/ carbon detectors per code
- RG6 & Cat 6 data/ cable in all bedrooms and family/ great room or living room
- 1 phone CAT 6 at kitchen
- On-Q panel for TV, Telephone and alarm.
- Wired alarm with contact only on entry door, any sliders or exterior doors and house to garage door. One key pad at entry door and wiring only for keypad at house to garage door and master bedroom. No contacts on impact windows. 1 Motion detector in main room of house
- Energy rated lighting fixture package for bathrooms, foyer, dining room, hallway and walk in closets, 52" white ceiling fans with light kit in all bedrooms

Gourmet Kitchen

- Aristokraft Brellin shaker style cabinets in kitchen and bath with soft close drawer & doors- 5 color options
- 3 CM level A granite with ease edge- 6 color options
- Single bowl stainless steel under-mount sink
- Moen single lever faucet with pull out spray
- Appliances in stainless steel
- Energy Star Refrigerator 25 cf side x side with ice and water in door
- Energy Star Dishwasher
- Electric 30" range self clean Ceran top
- Over the range non-vented microwave
- 1/2HP garbage disposal
- Full size Energy Star Washer and Full size Dryer- white

Luxurious Baths

- Aristokraft Brellin shaker style cabinets in kitchen and bath with soft close drawer & doors- 5 color options
- 3 CM level A granite with ease edge- 6 color options
- Cannes (or equal) bath tile- 12 x 12 on floor and walls but shower floor has 2 x 2- 4 color options
- Proflo or equal steel or vikryl bath tub in bath(s) per plan- white
- Moen Chateau single lever chrome faucets and tub/ shower trim in all baths
- Proflo or equal rectangle under mount vanity sinks in white
- Proflo or equal elongated comfort height commodes in white
- Proflo or equal 24" pedestal sink in powder room on 2 story homes
- 3/8" frameless shower door at showers only (no tubs)
- 1/4" polished edge mirror over vanity - 42" high x width of vanity
- Chrome bath accessories include towel bar and toilet paper holder in each bath
- Recessed medicine cabinet in all baths

No window treatments, fencing or furnishings are included.

No site work outside the individual lots is included including paving of any street unless its due to damage caused during our work scope

See 'Financial Information' section for construction prices

h. List of optional materials and features with itemized price list

- To Be Determined based on specific buyer preference

i. Leadership in Energy and Environmental Design (LEED)

Our team's General Contractor (Stuart & Shelby) has obtained NGBS certifications on several past projects. The company is registered with Home Innovation Research Labs and is valid thru June 2024. The goal of this project will be to design the single family residential housing units in a manner that will receive the highest level of Green certification.

j. Copy of Builders Home Warranty

ONE (1) YEAR LIMITED WARRANTY

We hope that you will be happy in your new or renovated home.

Stuart & Shelby Development, Inc. ("Stuart & Shelby" or "We"), at its own cost and expense for a period of one (1) year, starting from the Commencement Date (defined below) and ending one (1) year later, agrees to repair all Work reasonably determined by Stuart & Shelby during that one (1) year time period, to be defective in accordance with the standards of construction prevailing in Palm Beach County, Florida on the effective date of the Agreement to which this Limited Warranty is attached ("**Agreement**"), unless expressly excluded below. (Except for the "Commencement Date" and "Customer," all initially capitalized terms in this Limited Warranty shall have the meanings ascribed to them in the Agreement.) The "Commencement Date" of this Limited Warranty shall be the date on which Substantial Completion of Customer's residence occurs. The "Customer" of this Limited Warranty means the Customer specifically named below. Customer acknowledges that this Limited Warranty is not assignable or transferable by Customer. Notwithstanding any contrary provision in this Limited Warranty, the above warranty time period: (a) shall be reduced to ninety (90) calendar days following Substantial Completion for the lawn and landscaping installed by Stuart & Shelby and (b) the one (1) year and ninety (90) calendar day warranty time periods shall end sooner if the Customer no longer owns or occupies the residence covered by this Limited Warranty. Stuart & Shelby will assign and pass through to Customer the manufacturer warranties, if any, for those appliances and equipment that are included in the Agreement, but Customer acknowledges that those items are expressly excluded from this Limited Warranty and that it is Customer's sole responsibility to assert and process any warranty claims against those manufacturers. This Limited Warranty automatically and unconditionally ends one (1) year following the Commencement Date.

Owner acknowledges that the following are expressly excluded from this Limited Warranty and Owner further acknowledges that Stuart & Shelby shall have no responsibility or liability under any circumstances for any of them:

1. Damage due to ordinary wear and tear (such as minor cracks due to drying, shrinking, curing and/or settlement of the structure affecting any building materials which may be

- concrete, stucco, plaster, brick, masonry, drywall or woodwork); abuse, misuse, or any damage which could have been caused by the Customer (or its agents, representatives or selected tradespeople);
2. Loss or injury caused by inclement weather, such as hurricane, flooding, wind, fire, or lightning;
 3. Damage due to Customer's failure to perform routine maintenance;
 4. Mildew; and
 5. Damage to the lawn and landscaping installed by Stuart & Shelby that is caused by Customer's failure to regularly water, fertilize and perform routine maintenance.

Any request for service under this Limited Warranty must be sent in writing during the warranty time period set forth above, to the Stuart & Shelby office stated below or to any Stuart & Shelby authorized agent that We may subsequently designate by written notice to Customer. Customer's request for service must specifically state the nature of the alleged warranty claim and must further specify reasonable times during which Customer will be available, so Stuart & Shelby can schedule and have performed the approved warranty service. If the Customer fails to keep warranty service appointments or fails to permit Stuart & Shelby (or its authorized agent) to gain access to the home at reasonable times to perform such warranty service on two (2) consecutive occasions, then Stuart & Shelby shall be relieved of any requirement to perform such warranty service unless We are compensated for any cancelled appointments at such prevailing rates of best practice service providers in the county where Customer's home is located.

TO THE EXTENT PERMITTED BY LAW, ALL OTHER WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF **MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE,** HABITABILITY, AND SUITABILITY, ARE EXCLUDED. ANY IMPLIED WARRANTIES ARISING BY OPERATION OF LAW ARE LIMITED IN DURATION TO THE TERM OF THIS LIMITED WARRANTY. STUART & SHELBY DEVELOPMENT, INC. WILL NOT PAY OR BE LIABLE UNDER ANY CIRCUMSTANCES FOR INCIDENTAL, CONSEQUENTIAL, SPECIAL OR EXEMPLARY DAMAGES, OR FOR LOST PROFITS OR BUSINESS/USE INTERRUPTION LOSS. YET, SOME STATES DO NOT ALLOW LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY LASTS, OR THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE ABOVE LIMITATION OR EXCLUSION MAY NOT APPLY TO CUSTOMER. NO IMPLIED WARRANTY CAN BE MODIFIED BY ANY COURSE OF DEALING, COURSE OF PERFORMANCE OR USAGE OF TRADE. THIS LIMITED WARRANTY GIVES CUSTOMER SPECIFIC LEGAL RIGHTS AND CUSTOMER MAY ALSO HAVE OTHER RIGHTS WHICH VARY FROM STATE TO STATE. NO REPRESENTATION, PROMISE, AFFIRMATION, OR STATEMENT BY ANY EMPLOYEE OR AGENT OF STUART & SHELBY DEVELOPMENT, INC. WILL BE ENFORCEABLE AGAINST OUR COMPANY UNLESS IT IS SPECIFICALLY INCLUDED IN THIS LIMITED WARRANTY.

It is acknowledged by Customer that this Limited Warranty shall automatically become null and void if the Customer adds to or in any manner modifies any items constructed or supplied by Stuart & Shelby or if the Customer independently makes any structural or other changes to the building improvements. It is further acknowledged by Customer that all warranty services under this Limited Warranty shall only be performed by Stuart & Shelby or its authorized agent.

Notwithstanding any contrary provision in this Limited Warranty, Stuart & Shelby's maximum liability under this Limited Warranty shall be the replacement cost of any defective item comprising the Work that is expressly covered by this Limited Warranty. The Warrantor of this Limited Warranty is Stuart & Shelby Development, Inc., a Florida corporation. Notice given pursuant to this Limited Warranty must be sent to: Stuart & Shelby Development, Inc., Attention: Warranty Department, 217 NE 4th Street, Delray Beach, FL 33444.

ISSUED TO CUSTOMER: STUART & SHELBY DEVELOPMENT, INC.

By: _____
(Authorized Representative)

READ AND ACCEPTED BY CUSTOMER THIS ____ DAY OF _____, 202__.

(Customer) (Customer)

k. Proposed ownership and/or management structure

If awarded, our team will form a limited liability corporation to own and manage the project through the completion of home sales.

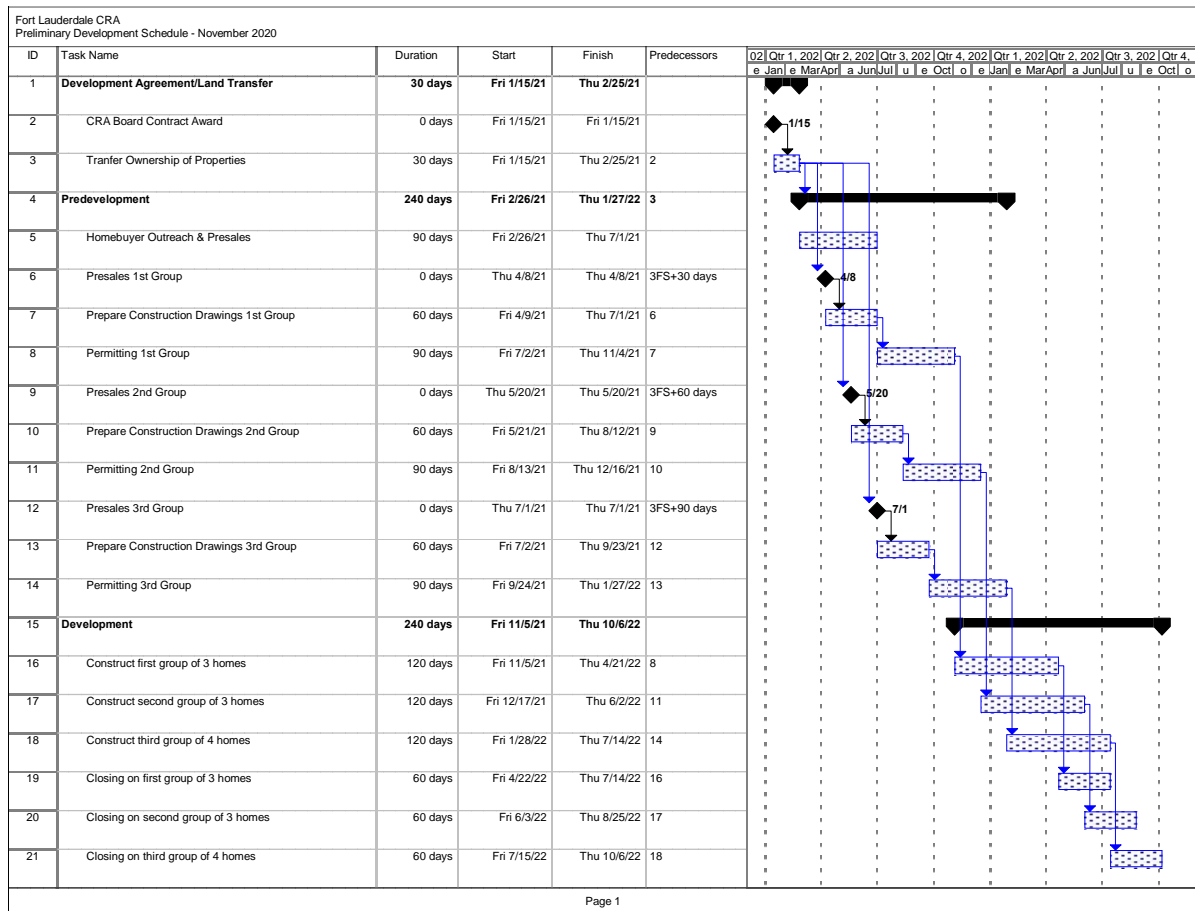
I. Marketing Plan

As stated earlier in this Proposal, this Team includes experienced practitioners who were former redevelopment agency executives. As such, our team is well versed in the process marketing and selling scattered site in-fill housing within redevelopment areas. While the NPF CRA has not restricted the purchase of these units to buyers within specific income categories, we understand the challenges and nuances to securing qualified buyers in this type of market. Notwithstanding, we will likely look to collaborate with local agencies and organizations tasked with homebuyer education, credit repair and mortgage eligibility. In addition, our team will engage a licensed real estate agent experienced in identifying and securing multiple funding sources to secure first time buyers.

The marketing and outreach for a project such as this one will be important to ensure an awareness of the product being developed and the opportunity for first-time homebuyers to build wealth through homeownership. Our team will develop marketing materials featuring the models, the design features, and prices. These materials will be disseminated through various mediums, including social media platforms to attract potential buyers. Our goal will be to initially target local area employees (police, fire, teachers, government workers, veterans, etc.) and generate demand early in the project development phase.

Facilitation of home sales for units in this type of market often includes coordination with lenders that offer programs with modified underwriting criteria. Moreover, to ensure mortgage ready buyers, subsidy layering will be required. Understanding multiple funding sources and having the ability to coordinate multiple moving parts is critical to the project success. This team has the experience and credentials to accomplish this successfully.

m. Projected Timetable for Development



n. Graphic perspective/views that realistically depict the project at street level

- Can be provided upon award of specific lots

o. Proposing more than one unit?

- Only single family, detached dwelling units are being proposed

p. Project Plans on non-conforming lots

- Can be provided upon award of specific lots

Homebuyer Information

- N/A. Homebuyers have yet to be identified. Development Team will provide homebuyer information at project closeout.

Required Forms

a. Proposal Certification and Addendum #1

11/15/2020

Bid/Proposal Certification Page 071019

BID/PROPOSAL CERTIFICATION

Please Note: If responding to this solicitation through BidSync, the electronic version of the bid response will prevail, unless a paper version is clearly marked **by the bidder** in some manner to indicate that it will supplant the electronic version. All fields below must be completed. If the field does not apply to you, please note N/A in that field.

If you are a foreign corporation, you may be required to obtain a certificate of authority from the Department of State, in accordance with Florida Statute §607.1501 (visit <http://www.dos.state.fl.us/>).

Company: (Legal Registration) EIN (Optional): EAST TO WEST DEV CORPORATION

Address: 700 U.S. HIGHWAY ONE, SUITE C
City: State: N. PALM BEACH, FL 33408

Telephone No. FAX No. Email: (305) 588-2638 ; daniel@etwdc.org

Delivery: Calendar days after receipt of Purchase Order (section 1.02 of General Conditions):

Total Bid Discount (section 1.05 of General Conditions):

Check box if your firm qualifies for MBE / SBE / WBE (section 1.09 of General Conditions): ☐

ADDENDUM ACKNOWLEDGEMENT - Proposer acknowledges that the following addenda have been received and are included in the proposal:

Addendum No.	Date Issued	Addendum No.	Date Issued	Addendum No.	Date Issued
1	8-21-20				

VARIANCES: If you take exception or have variances to any term, condition, specification, scope of service, or requirement in this competitive solicitation you must specify such exception or variance in the space provided below or reference in the space provided below all variances contained on other pages within your response. Additional pages may be attached if necessary. No exceptions or variances will be deemed to be part of the response submitted unless such is listed and contained in the space provided below. The City does not, by virtue of submitting a variance, necessarily accept any variances. If no statement is contained in the below space, it is hereby implied that your response is in full compliance with this competitive solicitation. If you do not have variances, simply mark N/A. **If submitting your response electronically through BIDSINC you must also click the "Take Exception" button.**

Page 1 of 2



City of Fort Lauderdale • Procurement Services Division
100 N. Andrews Avenue, 619 • Fort Lauderdale, Florida 33301
954-828-5933 Fax 954-828-5576
purchase@fortlauderdale.gov

ITB NO. 12385-105

Scattered Site Infill Housing

ADDENDUM NO. 1

ISSUED: August 21, 2020

This Addendum is being issued to provide the following information. It is hereby made a part of the Plans and Specifications and shall be included with all contract documents.

Acknowledge receipt of this Addendum by inserting its number and date on the CITB Construction Bid Certification Page.

a) Opening Bid, Questions and Answers will be extended:

New Dates:

Questions and Answers: November 9, 2020

Opening Bid: November 16, 2020

All other terms, conditions, and specifications remain unchanged.

Fausto Vargas
Procurement Specialist

Company Name: EAST TO WEST DEVELOPMENT CORP.
(please print)
Bidder's Signature: Daniel A. Leonard
Date: 11-10-2020

b. Non-Collusion Statement

✓ Electronically Signed on bidsync

c. Local Business Preference (LBP)

✓ Electronically Signed on bidsync

d. Non-Discrimination Certification Form

✓ Electronically Signed on bidsync

e. Construction Bid Certification

11/15/2020

Construction Bid Certification Page 07-11-19

CONSTRUCTION BID CERTIFICATION

Please Note: All fields below must be completed. If the field does not apply to you, please note N/A in that field. If you are a foreign corporation, you may be required to obtain a certificate of authority from the Department of State, in accordance with Florida Statute §607.1501 (visit <http://www.dos.state.fl.us/>).

Company: (Legal Registration) EAST TO WEST DEVELOPMENT CORP.

Address: 700 U.S. HIGHWAY ONE; SUITE C

City: State: Zip: N. PALM BEACH, FL. 33408

Telephone No. FAX No. Email: (305) 588-2638; daniel@etwdc.org

Check box if your firm qualifies for MBE / SBE / WBE: ☐

If a corporation, state the name of the President, Secretary and Resident Agent. If a partnership, state the names of all partners. If a trade name, state the names of the individuals who do business under the trade name.

Name	<u>DANIEL ROSEMOND</u>	Title	<u>CEO</u>	Name		Title	
Name	<u>COREY O'GORMAN</u>	Title	<u>DIRECTOR OF DEVELOPMENT / R.A.</u>	Name		Title	

ADDENDUM ACKNOWLEDGEMENT - Bidder acknowledges that the following addenda have been received and are included in the bid:

Addendum No.	Date Received	Addendum No.	Date Received	Addendum No.	Date Received	Addendum No.	Date Received
<u>1</u>	<u>8-21-20</u>						

VARIANCES: If you take exception or have variances to any term, condition, specification, or requirement in this bid you must specify such variance in the space provided below or reference in the space provided below all variances contained on other pages within your bid. Additional pages may be attached if necessary. No variances will be deemed to be part of the bid submitted unless such is listed and contained in the space provided below. The City does not, by virtue of submitting a variance, necessarily accept any variances. If no statement is contained in the below space, it is hereby implied that your response is in full compliance with this competitive solicitation. If you do not have variances, simply mark N/A. If submitting your response electronically through BIDS SYNC you must also click the "Take Exception" button.

f. Sample Insurance Certificate



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/20/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Gaslamp Insurance Services 3238 Grey Hawk Ct. Carlsbad CA 92010		CONTACT NAME: Customer Service Department PHONE (A/C, No, Ext): (800) 920-4125 FAX (A/C, No): (800) 920-4107 E-MAIL ADDRESS: Certificates@gaslampinsurance.com	
INSURED East to West Development Corporation 700 U.S. Hwy 1, North Palm Beach FL 33408		INSURER(S) AFFORDING COVERAGE INSURER A: Preferred Contractors Ins Co. NAIC # 12497 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** GL 20-21 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSUR LTR	TYPE OF INSURANCE	ADDL INSD	INSUR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			PCA5026-PCCM342007	01/02/2020	01/02/2021	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000
							MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 1,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						PRODUCTS - COMPROP AGG \$ 1,000,000
	OTHER:						
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> OWNED AUTOS ONLY						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS						\$
	<input type="checkbox"/> NON-OWNED AUTOS ONLY						
	<input type="checkbox"/> UMBRELLA LIAB						EACH OCCURRENCE \$
	<input type="checkbox"/> EXCESS LIAB						AGGREGATE \$
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Verification of Coverage

"Subject to all policy terms, exclusions and conditions"

CERTIFICATE HOLDER

CANCELLATION

Verification of Coverage	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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STUAAND-02

CARDOSO

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
1/8/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0E67768 Insurance Office of America, Inc. Abacoa Town Center 1200 University Blvd, Suite 200 Jupiter, FL 33458	CONTACT NAME: Ismary Cardoso	
	PHONE (A/C, No, Ext): (954) 556-2772 23927 FAX (A/C, No): E-MAIL: Ismary.Cardoso@ioausa.com ADDRESS:	
INSURED Stuart and Shelby Development Inc. 217 NE 4th St Delray Beach, FL 33444	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: American Builders Insurance Company	11240
	INSURER B: Old Dominion Insurance Company	40231
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			GLP 0018738 13	1/9/2020	1/9/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			B3T5513P	1/9/2020	1/9/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NJ) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WCV 0106765 09	1/9/2020	1/9/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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EAST TO WEST DEVELOPMENT CORPORATION

STUART & SHELBY DEVELOPMENT



END OF PROPOSAL